



Nida Senffstraat 201, 1095 MX Amsterdam

Vraagprijs € 565.000,- k.k.

Nida Senffstraat 201, 1095 MX Amsterdam

The most beautifully located apartment on the Nida Senffstraat is now for sale! On the 7th floor you will find this well laid out, very bright apartment of approximately 70 m². Equipped with a spacious sun terrace with lots of space and overlooking the IJ.

With 2 bedrooms, an elevator, private storage and parking in the underground parking garage. Comfortable and climate-neutral living in the fastest growing urban area of Amsterdam.

The apartment is part of a high-quality apartment complex named De Kroon Brouwerij. Built in 2018, it meets the latest standards of sustainability and energy consumption. The apartment is equipped with underfloor heating- and cooling, solar panels and is gas-free.

You will soon be the proud owner of a practical apartment with 2 spacious bedrooms, a bathroom with walk-in shower, sink (with room for a double sink) and towel radiator, separate toilet and a storage room for a boiler / laundry room. The corner living room has French balcony doors, in addition to the fine balcony of 8 m², with a good sun exposure. The open kitchen (Bruynzeel) is equipped with various appliances, including a combination oven, induction hob, dishwasher and fridge-freezer.

On the first floor you'll find the convenient storage room of about 5 m² and the internally accessible well-secured garage space in the parking garage. Also located here is a communal bicycle storage and in the entrance lobby "BringMe": a digital mail/parcel service retrievable via your cell phone and a communal spacious courtyard garden.

Location

Things are going fast on Zeeburgereiland, where the Sportheldenbuurt is now almost fully built and where with the various stores and venues, many sports facilities and greenery already made it a really nice neighborhood. This will only grow with the development of the adjacent Sluisbuurt.

Meanwhile, work has also begun on the redevelopment of the iconic silos of the former water treatment plant. This will bring various facilities including the famous Rialto movie house, a large gym and cozy restaurants with terraces. In addition, the different floors of the silos will provide space for events and rental rooms and spaces. The rooftop park will be enlivened with various bars and cafes, allowing visitors to enjoy the beautiful view of the Markermeer and the city of Amsterdam.

Perfectly accessible by streetcar line 26, which will take you to the heart of Amsterdam in 10 minutes. There's also a quick connection to the city by bicycle and car via the future ferry to the Eastern Islands, as well as the Piet Hein tunnel.

VVE and ownership

The apartment is located on Amsterdam leasehold land, for which an annual ground rent is due of currently 636 euros per year. There is a 10-year indexation applicable, which applies in 2026. The current period expires on May 31, 2066, no switch to perpetual leasehold has been initiated yet.

The active VVE is professionally managed by MVGM. There is a multi-year maintenance plan active, the service costs are currently 179 euros per month for apartment and storage and 31.64 euros for the parking lot.

The combined climate system including heating, cooling, hot water, ventilation and PV solar panels is

rented and periodically maintained for 102 euro per month. Your energy supplier for electricity costs about 15 euro per month.

Details:

- Approx 69,5 m2 living space, in accordance with NEN2580 measurement instruction
- Most beautiful location on 7th floor without upstairs neighbors
- Lots of green, sports fields and space
- Includes elevator, large terrace, secure indoor parking and storage room
- Energy label A
- Fully equipped with underfloor heating and cooling
- Very low energy consumption, partly due to 7 solar panels
- Various inventory available for acquisition
- Non-residents clause standard applicable
- Available directly

Kenmerken

Vraagprijs	: € 565.000,00
Soort	: Appartement
Open portiek	: Nee
Aantal kamers	: 3 kamers waarvan 2slaapkamer(s)
Inhoud woning	: 242 m ³
Gebruiksoppervlakte woonfunctie	: 70 m ²
Soort appartement	: Bovenwoning
Bouwjaar	: 2018
Ligging	: Aan rustige weg, in woonwijk, vrij uitzicht
Tuin	: Geen tuin
Garage	: Parkeerkelder
Verwarming	: Stadsverwarming, Vloerverwarming geheel, Elektrische verwarming, Warmte terugwininstallatie
Isolatie	: Dubbel glas, Volledig geïsoleerd

Locatie

Nida Senffstraat 201
Oost
1095 MX AMSTERDAM





















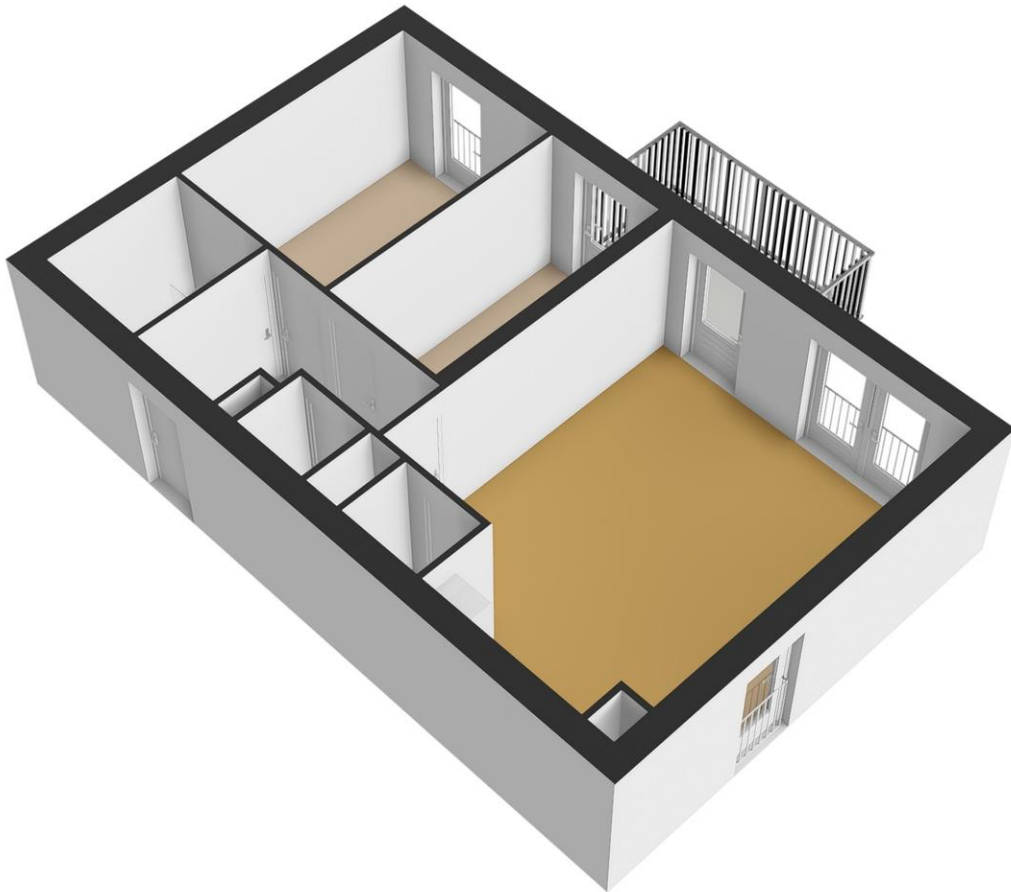


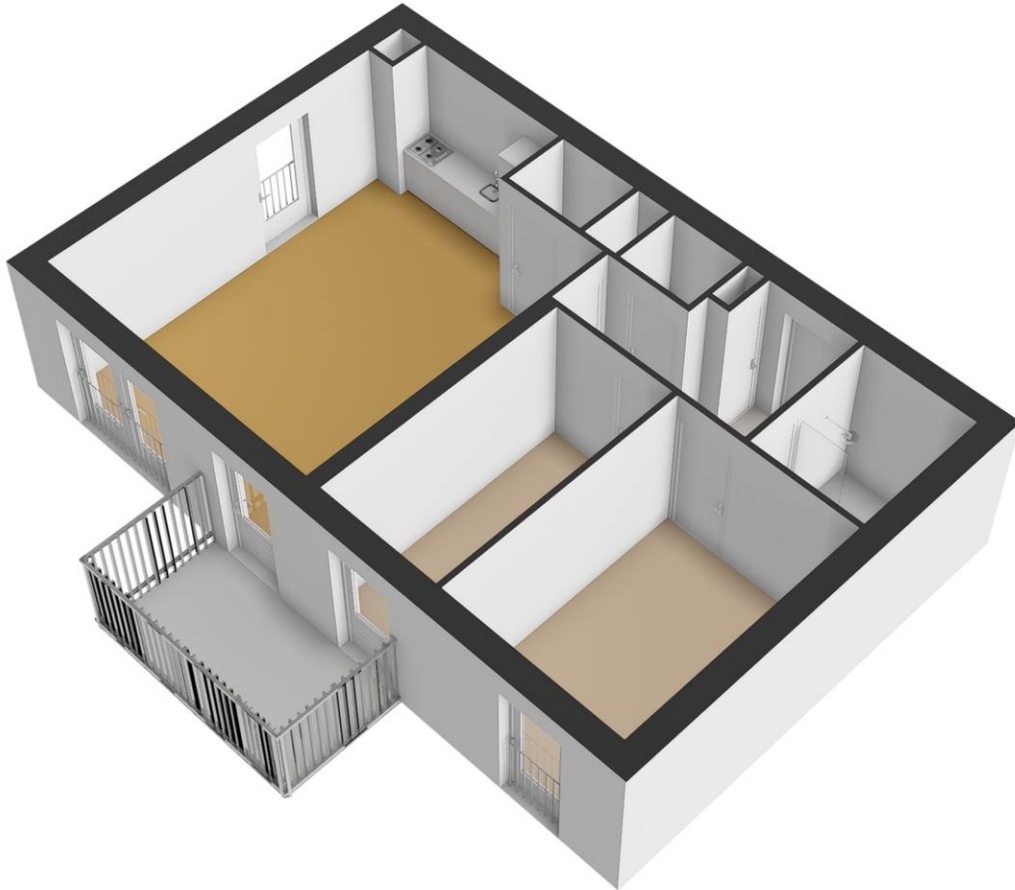


Nida Senffstraat 201 - Amsterdam
Appartement



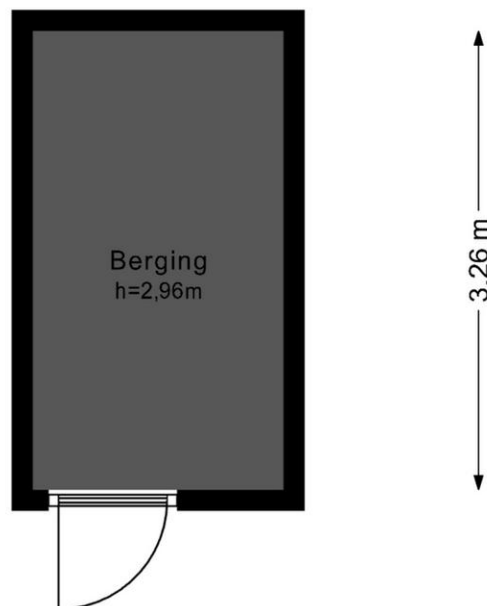
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Nida Senffstraat 201 - Amsterdam
Berging

← 1.79 m →



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Lijst van zaken

	Blijft achter	Gaat mee	Kan worden overgenomen	Niet van toepassing
Tuin				
Tuinaanleg/bestrating/bepanting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buitenverlichting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tijd- of schemerschakelaar/bewegingsmelder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tuinhuis/buitenberging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kasten/werkbank in tuinhuis/berging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Broei)kas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Voet droogmolen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overige tuin, te weten:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woning				
Vlaggenmast	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schotel/antenne	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brievenbus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Voordeur)bel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarminstallatie	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Veiligheidsloten en overige inbraakpreventie	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rookmelders	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rolluiken/zonwering buiten	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zonwering binnen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vliegenhorren	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raamdecoratie, te weten:				
- gordijnrails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- gordijnen/vitrages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- rol gordijnen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- - losse horren/rolhorren	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vloerdecoratie, te weten:				
- vloerbedekking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Blijft achter	Gaat mee	Kan worden overgenomen	Niet van toepassing
- parketvloer/laminaat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- plavuizen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warmtevoorziening, te weten:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CV met toebehoren	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostaat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanische ventilatie/luchtbehandeling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Airconditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Voorzet) open haard met toebehoren	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allesbrander	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kachels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Isolatievoorzieningen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(voorzetramen/radiatorfolie etc.), te weten:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Radiatorafwerking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schilderijophangstelsysteem	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keukenblok met bovenkasten	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keuken (inbouw)apparatuur, te weten:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keukenaccessoires				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verlichting, te weten:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Blijft achter	Gaat mee	Kan worden meegenomen	Niet van toepassing
(Losse) kasten, legplanken, te weten:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vast bureau	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spiegelwanden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wastafels met accessoires	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toiletaccessoires				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Badkameraccessoires				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna met toebehoren	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Veiligheidsschakelaar wasautomaat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waterslot wasautomaat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Blijft achter	Gaat mee	Kan worden meegenomen	Niet van toepassing
Overige				
Zaken die geen eigendom van de verkoper zijn maar waarvan eventuele leasecontracten, huurkoopcontracten of huurcontracten zijn over te nemen:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overige zaken, te weten:				
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Opmerkingen				



Thuis in de Amsterdamse woningmarkt

JLG Real Estate helpt u graag met het verhuren of huren, kopen of verkopen van een woning. We zijn een specialist op deze gebieden met een positieve kijk op zaken en een vernieuwende aanpak.

Als lid van zowel de NVM, MVA en VVA staan we garant voor hoogstaande service. Een andere grote plus is ons ijzersterke netwerk in Amsterdam en omstreken. Een netwerk waaraan we al meer dan 20 jaar bouwen en waar we u graag van laten profiteren.

Ons team van ervaren en gecertificeerde medewerkers is dus helemaal thuis in de Amsterdamse woningmarkt. Vertel ons uw wensen en maak kennis met mogelijkheden waar u misschien nog niet aan gedacht had.